

MASTER DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT OF SHADOW CANYON SUBDIVISION

NOTES:

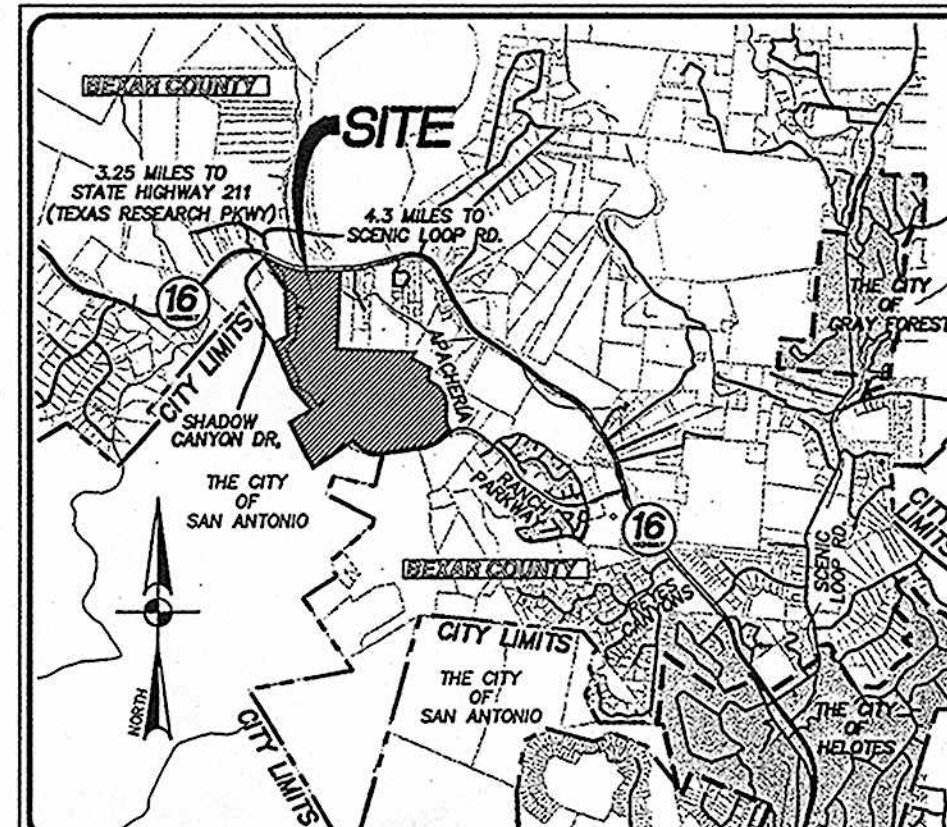
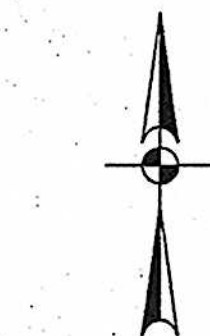
1. ALL PREVIOUS FILED / RECORDED PLATS WITHIN THE HEIGHTS OF SHADOW CANYON BOUNDARY LINE WILL BE VACATED AND NEW PLATS WILL BE FILED.
2. SHADOW CANYON IS TO BE A PRIVATE STREET. THE PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT IS TO BE VARIABLE WIDTH (50 FEET MINIMUM).
3. A 1' NON-ACCESS EASEMENT IS TO BE DEDICATED ADJACENT TO STATE HIGHWAY 16, WITHIN LOT 1, BLOCK 21, AND LOT 1 AND LOT 4, BLOCK 22 ARE TO BE DEDICATED AS GREENBELTS.
4. LOT 1 AND LOT 2, BLOCK 21, AND LOT 1 AND LOT 4, BLOCK 22 ARE TO BE DEDICATED AS GREENBELTS.
5. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
6. THE PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
9. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS.
10. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
11. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
12. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(g).

MAILING LIST

- | | |
|--|--|
| ① Matilde M. Diaz
P.O. Box 327
Helotes, TX 78023-0327 | ⑪ Joe B. & Diana D. Killough
Joe B. & Diana D. Killough
Housing & Urban Development
18573 Bandera Highway
Helotes, TX 78023-2912 |
| ② Walter M. & Sandra C. Baumann
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Helotes, TX 78023-2912 | ⑫ MABE, Inc. c/o Stephen Lowder
East Wing & Rotor, Inc.
1116 Reagan Terrace
Austin, TX 78704-2637 |
| ③ Adeline M. Alonso
P.O. Box 712
Helotes, TX 78023-0712 | ⑬ State of Texas-Parks & Wildlife Department
4200 Smith Road
Austin, TX 78744 |
| ④ Raul M. Morales
18610 Bandera Road #2
Helotes, TX 78023-2600 | ⑭ Thomas E. Dreiss
325 Sonterra Boulevard East, Suite 201
San Antonio, TX 78258-4539 |
| ⑤ Robert J. Klebe
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San Antonio, TX 78229-0621 | ⑮ Michael A. Morales
P.O. Box 7
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| ⑥ Navro F. Rosas
Walter M. & Sandra C. Baumann
Leonor Lorenza Rosas | ⑯ Shadow Creek Canyon, Ltd. c/o Thomas E. Dreiss
20323 Hudson Road, Suite 111-105
San Antonio, TX 78258-3461 |
| ⑦ Robert C. & Marjorie Walz
Jarvis & Betty J. Stein | ⑰ Thomas E. Dreiss
325 Sonterra Boulevard East, Suite 201
San Antonio, TX 78258-4539 |

LEGEND

- MDP BOUNDARY
- PROPOSED PHASING
- PUD BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- ① PROPERTY OWNER INFORMATION
- ① PROPERTY OWNER WITHIN 200' OF PUD AREA (SEE MAILING LIST)
- ⑥ GATED ENTRY; REFER TO GATED ENTRY DETAIL



MDP/POADP REVISION HISTORY

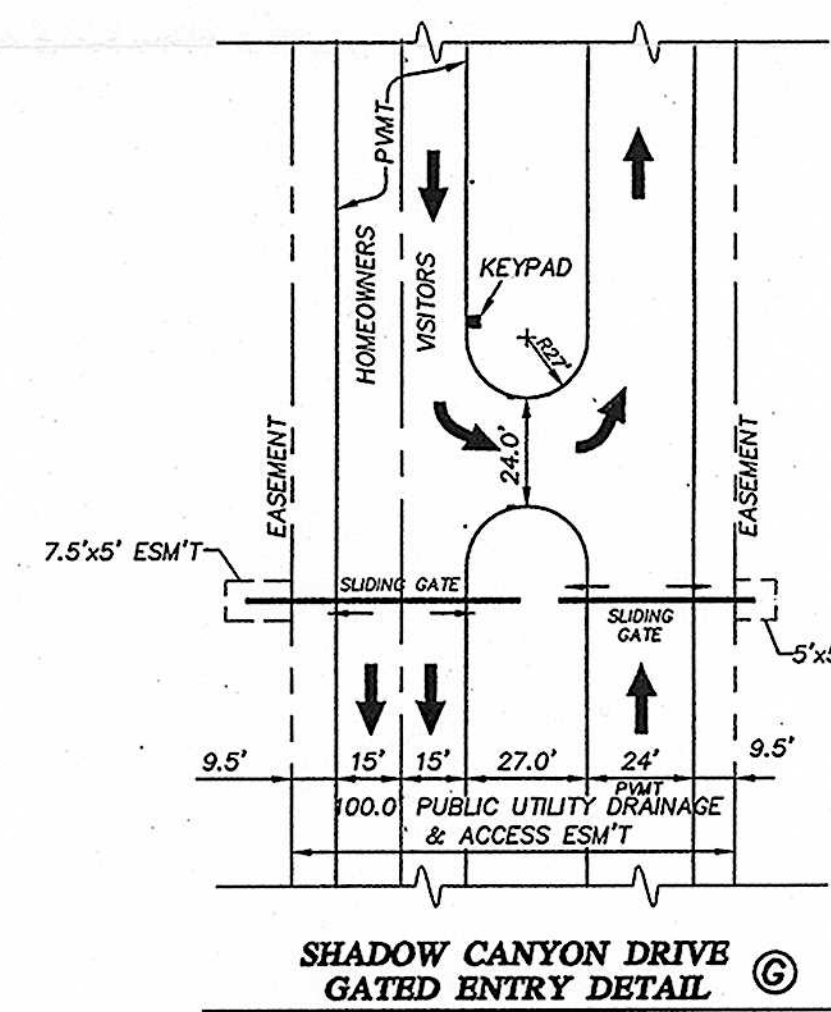
POADP #	PUD REF. #	ACCEPTED DATE
297		04/13/1989
663		REJECTED
MDP 663-B	39-022	03/16/2000
MDP 663-C	05-034	07/26/2005

NOTE: THIS PROPERTY HAS VESTED RIGHTS (VESTED RIGHTS PERMIT NO. 04-12-037) 03/16/2000

MDP NO.: 663-D
PUD REF. NO.: 06-003
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO
CHAIRMAN: [Signature] DATE: 12.06
SECRETARY: [Signature] DATE:

DEVELOPER/OWNER: THOMAS E. DREISS
325 SONTERRA BLVD. E., SUITE 210
SAN ANTONIO, TEXAS 78216
PHONE: (210) 493-1444
FAX: (210) 492-5836

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9040



THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
[Signature] THOMAS E. DREISS
[Signature] PAPE-DAWSON ENGINEERS, INC.

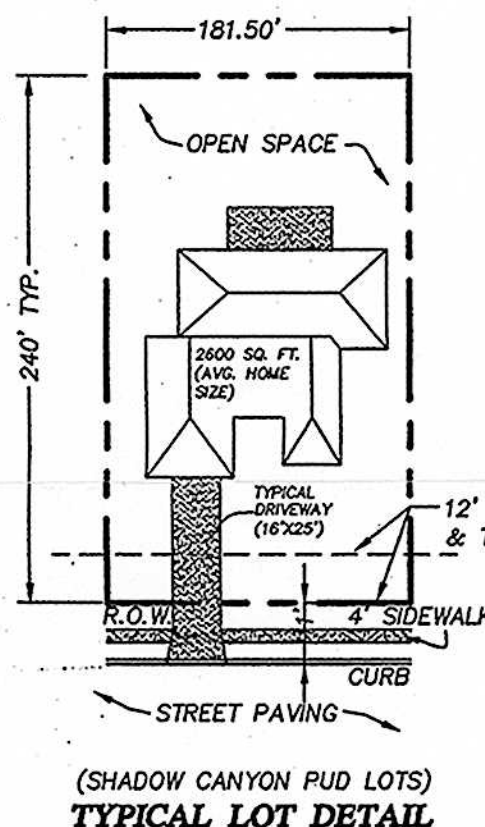
LINE	LENGTH	BEARING
L1	129.25'	N47°51'34"E
L2	89.23'	N36°47'35"E
L3	92.25'	N22°17'35"E
L4	174.65'	N20°22'39"E
L5	213.93'	N08°42'39"E
L6	233.20'	N02°28'47"W
L7	245.65'	N22°30'04"W
L8	5.00'	S77°30'29"W
L9	5.00'	S23°01'56"E
L10	140.02'	N08°21'30"W
L11	132.30'	N04°57'19"E
L12	254.71'	N13°30'21"W
L13	276.16'	N23°19'05"W
L14	38.03'	N02°44'59"W
L15	102.30'	N46°22'29"E
L16	189.60'	N72°07'55"E
L17	166.45'	S72°15'05"E
L18	358.37'	S00°00'00"E
L19	246.43'	N89°59'24"E
L20	271.42'	N00°00'36"W
L21	83.19'	S67°34'49"E
L22	109.47'	N89°52'42"E
L23	246.47'	S00°00'00"E
L24	235.76'	N80°00'00"E

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	36.55'	25.00'	22.42'	83°46'40"
C2	36.65'	855.00'	19.33'	2°35'25"
C3	64.60'	1980.57'	32.30'	1°52'08"
C4	49.92'	1986.63'	24.96'	1°27'11"

SHADOW CANYON PUD

PROPERTY LEGAL DESCRIPTION

A 193.25 acre, or 8,417,784 square feet more or less tract of land being out of that 84,790 acre tract conveyed to Thomas E. Dreiss, Walter Roy Buell, Frank J. Scania, Jr., and GSH Land, Ltd. in General Warranty Deed, recorded in Volume 8189, Pages 230-236 of the Official Public Records of Real Property of Bexar County, Texas, and a tract of land being out of that 279,778 acre tract conveyed to Bandera Road Associates, L.P. in Special Warranty Deed recorded in Volume 7020, Pages 709-723 of the Official Public Records of Real Property of Bexar County, Texas, including all of Shadow Canyon Unit-1A, Planned Unit Development recorded in Volume 9553, Pages 77-78 of the Deed and Plat Records of Bexar County, Texas, all of Shadow Canyon Unit-2, Planned Unit Development recorded in Volume 9551, Pages 148-151 of the Deed and Plat Records of Bexar County, Texas, all of Shadow Canyon Unit-3, Planned Unit Development recorded in Volume 9558, Pages 200-202 of the Deed and Plat Records of Bexar County, Texas, all of Shadow Canyon Unit-4, Planned Unit Development recorded in Volume 9562, Pages 75-77 of the Deed and Plat Records of Bexar County, Texas, all of Shadow Canyon Unit-5, Planned Unit Development recorded in Volume 9566, Pages 127-128 of the Deed and Plat Records of Bexar County, Texas, the remaining portion of San Antonio Ranch - New Community Unit-7 subdivision recorded in Volume 9520, Pages 161-162 of the Deed and Plat Records of Bexar County, Texas, and EXCEPT A portion of the above described property has been platted into a Greenbelt Lot, that portion of Lot 10, Block 18, San Antonio Ranch - New Community Unit-7, according to the plat thereof, recorded in Volume 9520, Pages 161-162, of the Deed and Plat Records of Bexar County, Texas, out of the Mrs. M. A. Sharp Survey No. 8, Abstract 1143, County Block 4577 and the Texas Central Railroad Company Survey No. 3, Abstract 1027, County Block 4517 of Bexar County, Texas.



UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
ONE-A	RESIDENTIAL	17.59	9	0.51	0.54	1.64	15.41	87.61
TWO	RESIDENTIAL	55.39	41	0.74	2.45	6.93	46.01	83.07
THREE	RESIDENTIAL	17.48	15	0.86	0.90	1.86	14.72	84.21
FOUR	RESIDENTIAL	25.36	22	0.87	1.31	2.18	21.87	86.24
FIVE	RESIDENTIAL	16.50	14	0.85	0.84	2.00	13.66	82.79
SIX	RESIDENTIAL	50.14	28	0.52	1.55	3.53	45.05	89.85
SUBTOTAL		182.45	127	0.70	7.60	18.14	156.72	85.68
PARK		10.79					10.79	100.00
SUBTOTAL (PUD AREA)		193.25	127	0.66	7.60	18.14	167.51	85.68

NUMBER OF RESIDENTIAL LOTS WITHIN PUD
AVERAGE HOME SIZE
DENSITY (SINGLE FAMILY UNITS PER ACRE)

UTILITIES:

- (PUD)
- A. WATER SERVICE - SAN ANTONIO WATER SYSTEM
- B. SANITARY SEWER SERVICE - ON SITE SEWAGE FACILITIES
- C. GAS & ELECTRIC SERVICE - CITY PUBLIC SERVICE
- D. TELEPHONE SERVICE TO BE PROVIDED BY SWB TELEPHONE.

PARK SPACE SUMMARY (PUD AREA ONLY)

PARK SPACE/ OPEN SPACE 127 LOTS X 1 ACRE = 1.82 AC.
PARK SPACE = 10.79 AC
PROVIDED
EXEMPT FROM PARK DEDICATION, DEVELOPMENT IS VESTED UNDER VRF#04-12-037

SHADOW CANYON PUD

PHASE	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN / NATURAL AREA (Ac.)	PUBLIC R.O.W. (COLLECTOR & ARTERIAL STREETS (Ac.)
ONE	RESIDENTIAL	35.73	107	2.99	2.04	8.23
TWO	RESIDENTIAL	55.55	96	1.73	30.76	4.22
THREE	RESIDENTIAL	41.37	100	2.42	16.33	4.62
FOUR	RESIDENTIAL	43.91	66	1.50	26.11	3.22
FIVE	RESIDENTIAL	32.12	71	2.21	12.44	3.76
SUBTOTAL (S.F.R.)		208.68	440	2.11	87.68	24.05

NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS (NON-PUD) 440
AVERAGE HOME SIZE 2250 (APPROX.)
TOTAL NUMBER OF LOTS (127 PUD; 440 NON-PUD) 567
TOTAL ACREAGE (193.25 PUD; 208.68 NON-PUD) 401.93

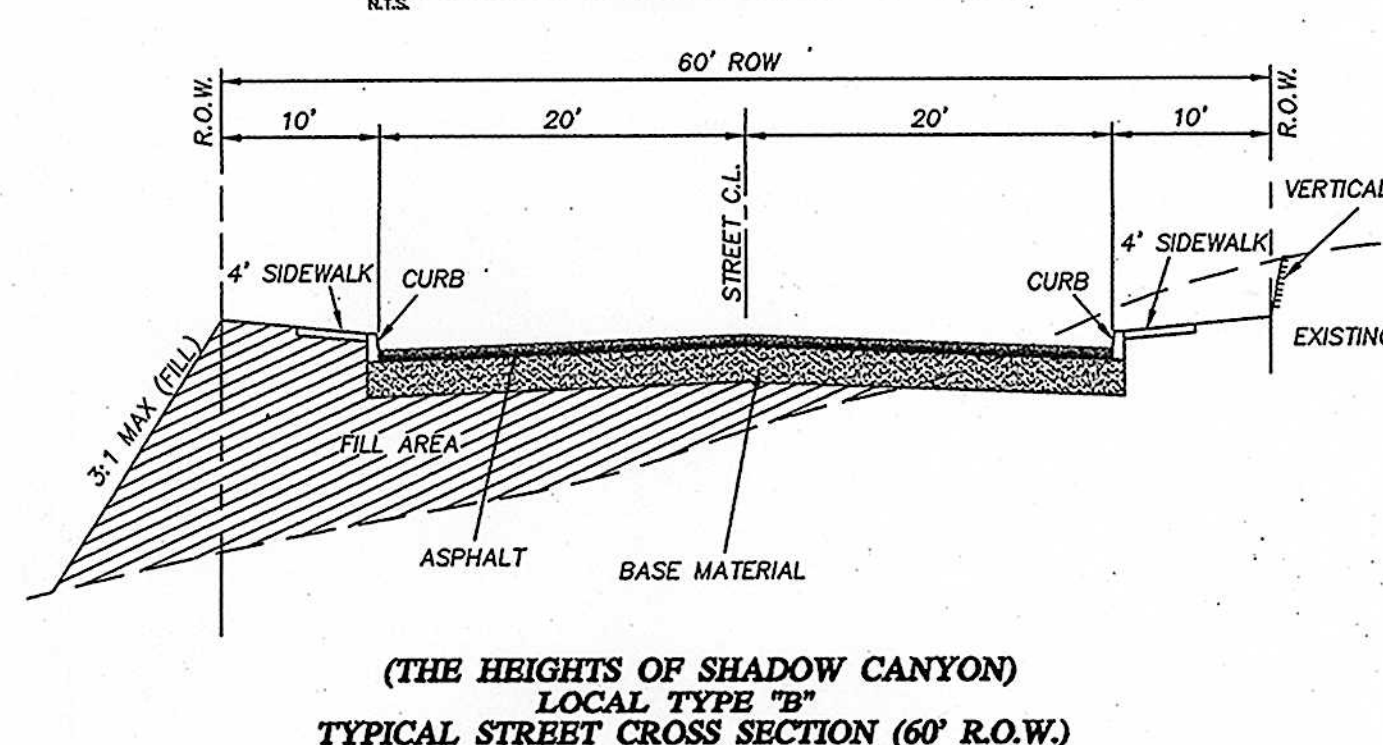
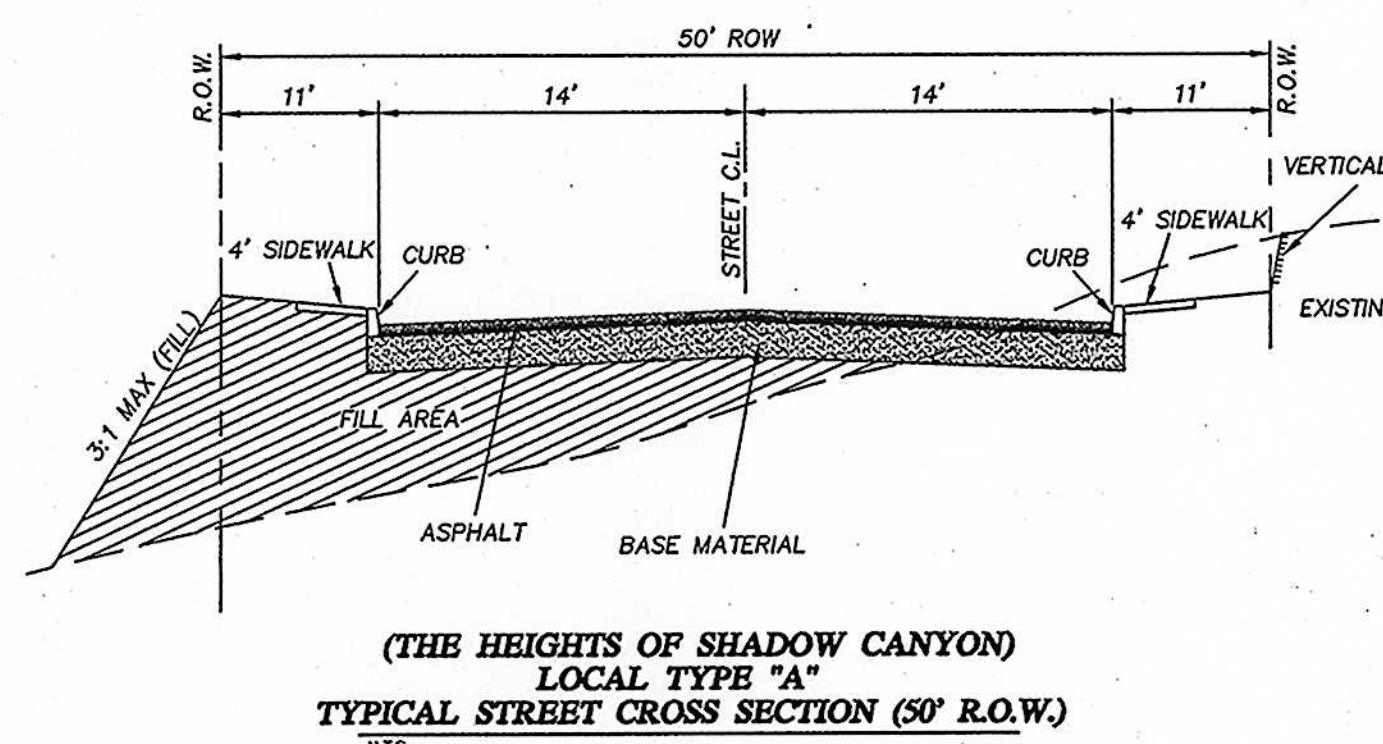
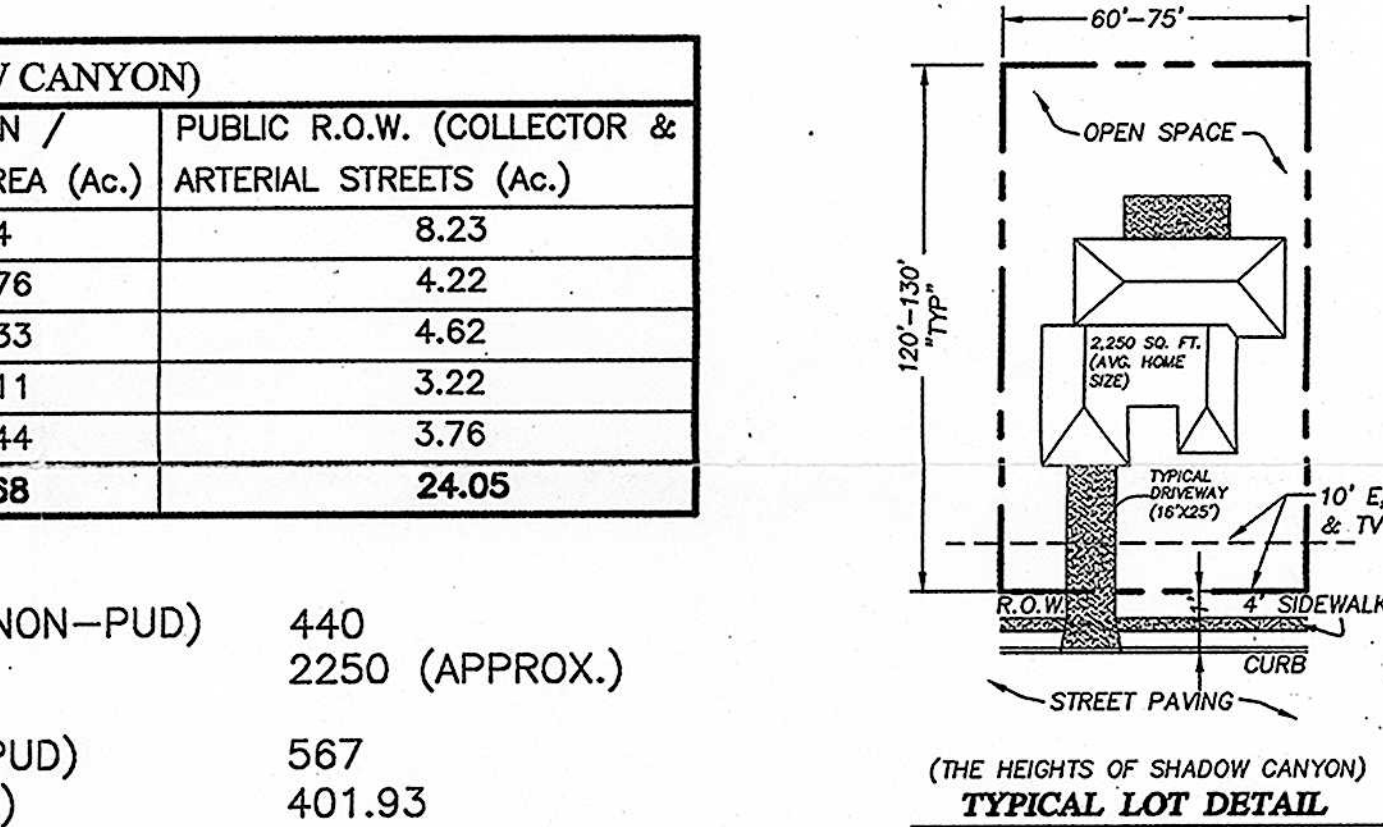
UTILITIES:

- (THE HEIGHTS OF SHADOW CANYON)
- A. WATER SERVICE - SAN ANTONIO WATER SYSTEM
- B. SANITARY SEWER SERVICE - ON SITE SEWAGE FACILITIES
- C. GAS & ELECTRIC SERVICE - CITY PUBLIC SERVICE
- D. TELEPHONE SERVICE TO BE PROVIDED BY SWB TELEPHONE.

PARK SPACE SUMMARY (HEIGHTS OF SHADOW CANYON)

PARK SPACE/ OPEN SPACE 440 LOTS X 1 ACRE = 6.29 AC.
PARK SPACE = 6.03 AC
PROVIDED
EXEMPT FROM PARK DEDICATION, DEVELOPMENT IS VESTED UNDER VRF#04-12-037

THE HEIGHTS OF SHADOW CANYON



PAPE-DAWSON ENGINEERS
1985-2005 40 YEARS OF EXCELLENCE

555 EAST RAMSEY SAN ANTONIO, TEXAS 78216 PHONE: 210.375.9000 FAX: 210.375.9019
PREPARATION DATE: 11-11-05

Date: Feb 14, 2006, 8:51am User ID: EEMir
File: P:\63\49\02\Design\Civil\MDP634902.dwg



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Jon Adame

DATE: April 12, 2006

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 06-003

Name: Shadow Canyon, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

For plat certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction. According to the Water Quality Ordinance #81491, Section 34-914, buffering may be required.

The **DSD – Traffic Impact Analysis & Streets Division** has reviewed the PUD and the MDP plan for Shadow Canyon PUD, Heights of Shadow Canyon MDP.

The DSD Traffic Impact Analysis and Streets Division has expressed concern that the only access entrance into the PUD is a median cut on Bandera Road (State Highway 16) that requires all vehicles to perform a u-turn movement on the highway. The department encourages the developer(s) to consider a public connection between the MDP and PUD to provide additional second access for both developments onto the state highway.

The DSD Traffic Impact Analysis and Streets Division is aware that a previous TIA and PUD/MDP has been approved and is vested under 04-12-037. At the time of platting, please provide the year of vesting, so that the proper UDC may be utilized for review. All technical requirements of that particular Unified Development Code will be complied with at the time of platting.